VDOT NOTES

THE SUBDIVISION ENTRANCE HAS BEEN CONSTRUCTED AND APPROVED. THEREFORE, A VDOT LAND USE PERMIT IS NOT NECESSARY.

THE STREET IN THIS SUBDIVISION DOES NOT MEET STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE DEPARTMENT of TRANSPORTATION OR THE COUNTY AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.

FLOOD NOTE

THE LAND SHOWN HEREON IS DIPICTED ON F.I.R.M. PANEL 51047C0225C, CIRCA 2007, IN ZONE "X".

"x" INDICATES PIONT IN FENCE
"RF" INDICATES IRON ROD FOUND
"•" INDICATES IRON TO BE SET

A TITLE REPORT WAS NOT PROVIDED.

THE SUBJECT LAND DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE.

A CURRENT FIELD SURVEY WAS PERFORMED. BOUNDARY DATA SHOWN HEREON IS BASED ON RECORDED DATA AND PHYSICAL EVIDENCE FOUND.

THIS PLAT IS NOT INTENDED TO BE A MORTGAGE TYPE "PHYSICAL LOCATION SURVEY." THEREFORE, ALL EASEMENTS, ENCROACHMENTS , OR WETLANDS ARE NOT NECESSARILY SHOWN HEREON.

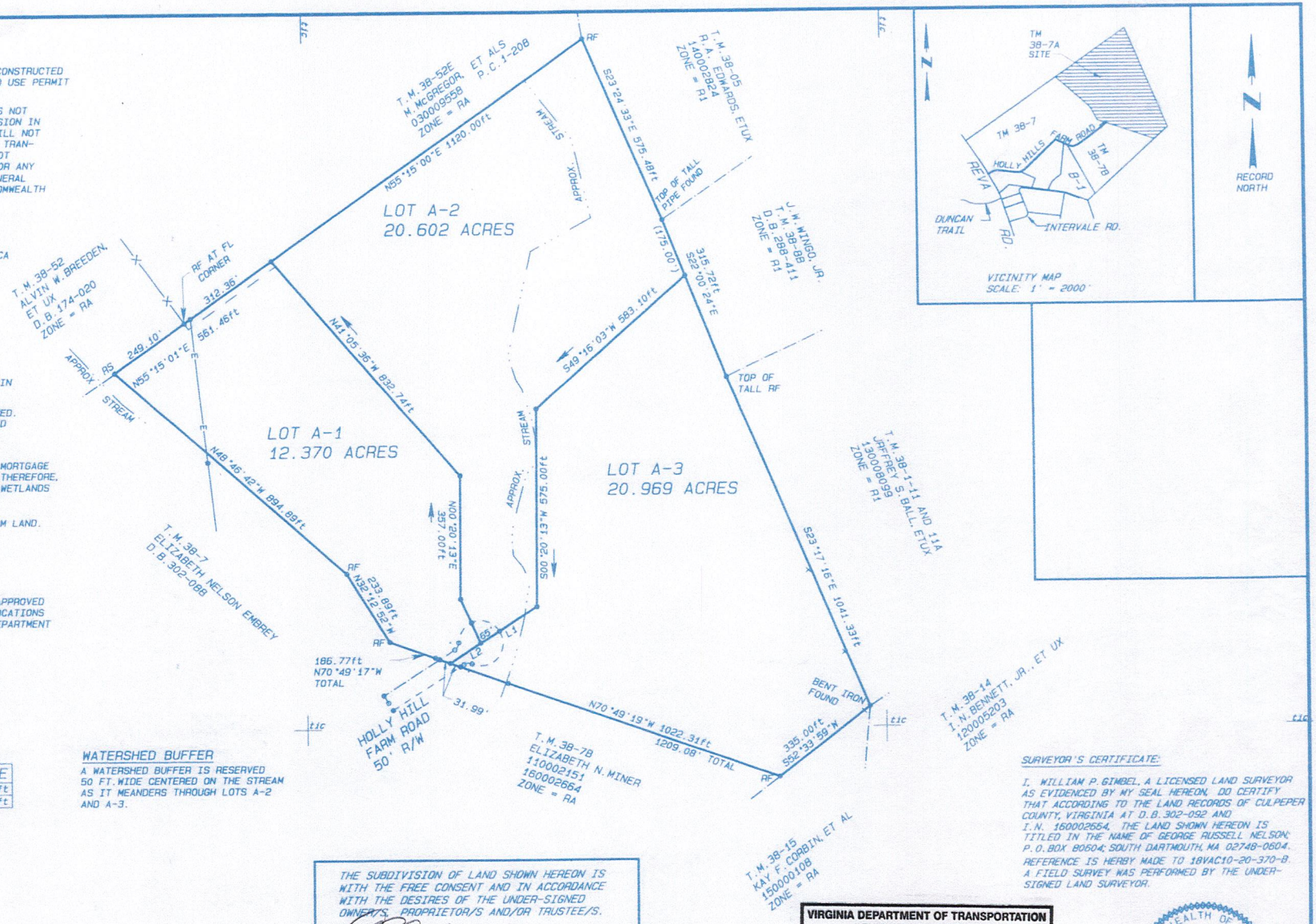
THE SUBJECT PROPERTY IS VACANT FARM LAND.

HEALTH NOTES

A FACSIMILE OF THIS PLAT SHOWING APPROVED BUILDING, WELL, AND DRAIN FIELD LOCATIONS IS ON FILE AT THE COUNTY HEALTH DEPARTMENT OFFICE.

BUILDING SET-BACK DATA

FRONT: 60 FT. FROM STREET MARGIN
SIDE-YARD: 25 FT.
REAR-YARD: 40 FT.
ACCESSORY BUILDING: 15 FT



LINE TABLE

LINE	BEARING	DISTANCE
L1	S57°47'08"W	196.00ft
L2	S57°47'08"W	107.00ft

WATERSHED BUFFER

A WATERSHED BUFFER IS RESERVED 50 FT. WIDE CENTERED ON THE STREAM AS IT MEANDERS THROUGH LOTS A-2 AND A-3.

NOVEMBER 01, 2016
REVISED: 11-04-2016

PLAT SHOWING MINOR DIVISION OF PROPERTY OF
GEORGE RUSSELL NELSON

TAX MAP DESIGNATION: T.M. 38-7A
DEED REF: 302-092 AND I.N. 160002664
ZONE: RA

SALEM MAGISTERIAL DISTRICT
CULPEPER COUNTY, VIRGINIA

SCALE 1"=200'
0 200 400

THE SUBDIVISION OF LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER'S, PROPRIETOR/S AND/OR TRUSTEE/S.

STATE OR COMMONWEALTH OF Vermont
COUNTY OF Lamoille TO WIT:

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY
George P. Nelson

IN MY STATE AND COUNTY AFORESAID THIS
10th DAY OF November 2016.

Debra J. Burnor
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/10/16

VIRGINIA DEPARTMENT OF TRANSPORTATION
REVIEW OF PLAT OR PLANS

- [x] REVIEW SATISFACTORY COMPLETE
- [ ] RESUBMIT AFTER CORRECTIONS
- [ ] REJECTED

REVIEWER: Stephen Walker
DATE: 1/20/17

AN ARCHIVE COPY OF THIS DOCUMENT IS RETAINED BY THE UNDERSIGNED SURVEYOR. RESPONSIBILITY IS NOT ACCEPTED FOR ALTERATIONS MADE BY OTHER/S.

SURVEYOR'S CERTIFICATE:

I, WILLIAM P. GIMBEL, A LICENSED LAND SURVEYOR AS EVIDENCED BY MY SEAL HEREON, DO CERTIFY THAT ACCORDING TO THE LAND RECORDS OF CULPEPER COUNTY, VIRGINIA AT D.B. 302-092 AND I.N. 160002664, THE LAND SHOWN HEREON IS TITLED IN THE NAME OF GEORGE RUSSELL NELSON; P.O. BOX 80604; SOUTH DARTMOUTH, MA 02748-0604. REFERENCE IS HERBY MADE TO 18VAC10-20-370-B. A FIELD SURVEY WAS PERFORMED BY THE UNDER-SIGNED LAND SURVEYOR.

COMMONWEALTH OF VIRGINIA
11-01-2016
WILLIAM P. GIMBEL
LIC. NO. 1395
LAND SURVEYOR

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WILLIAM P. GIMBEL, LS
MADISON, VIRGINIA
540-948-3909

PROJECT NO. 5965-G